

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141932/FO/2025

Date registered valid: 17 January 2025

Proposal: Creation of a Play Zone including floodlighting and landscaping

Address: Unity Community Primary School, 41 Allesley Drive, Manchester, M7 4YE

Ward(s): Cheetham Ward

Applicant: Ms Hayley Wilson, SIS UK Ltd

Agent (if any): Mr Matthew Druce, Labosport Ltd

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 17th March 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 30 January 2025 Expired: 20 February 2025

Neighbour notifications

Printed: 30 January 2025 Expired: 20 February 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site forms part of the curtilage of a primary school, which is accommodated within a part single, part two storey building, with associated car parking and boundary treatment. The school building is a mix of two styles - a 1990s brick-built building and a more recent grey aluminium cladded extension. There are grassed play areas to the north, south and east of the school buildings.

Planning History

110311/FO/2015/N1 - APPROVED - 20.01.2016 - Use of the former Cheetwood Community Centre together with a two-storey side extension including elevational alterations to existing building to facilitate the creation of a 420-pupil primary school (D1) with associated car parking, boundary treatment, creation of a grass pitch and multi-use games area (MUGA).

113546/JO/2016- APPROVED 31.10.2016 - Variation of planning permission of conditions 2, 11, 12, 18 and 25 110311/FO/2015/N1 to allow elevational alterations, revisions to landscaping, boundary treatment, omission of entrance ramp to allow enlarged reception play area and allow phased installation of highway measures in line with the increase in capacity of the school.

122652/FO/2019 - APPROVED - 15.04.2019 - Erection of single storey extension to form additional nursery accommodation, two storey side extension to form additional school accommodation, creation of new car parking area and external play area.

124103/FO/2019 – APPROVED -27.08.2019 - Erection of single storey front extension to form additional nursery accommodation, two storey side extension to form additional school accommodation, creation of new car parking area and external play area.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The surrounding area is predominantly residential in nature, with a scout hut to the north of the school site and some retail premises further to the north at the junction of Allesley Drive and Marlborough Road.

Background

The planning agent has advised that Unity School was chosen as a site that would benefit from the construction of a Play Zone facility. The Play Zone Programme has been developed to tackle inequalities in physical activity and access to high quality facilities in targeted areas, by The Football Foundation providing funding towards community led spaces. The purpose of the Play Zone Scheme is to invest in areas with the greatest need, with the aim of encouraging specific priority groups to be more active.

Description of development

The proposal is related to the creation of a Play Zone comprising a sand dressed synthetic turf surface, marked out for football, basketball, netball and cricket (20m x 30m area) , with associated equipment (goal posts, basketball hoops, benches, waste bins etc), perimeter fencing and a hard surfaced spectator area (2m x30m), along the western side of the sports facility .

The boundary treatment to the Play Zone would be 3m high (RAL 6005) dark green twin bar panelled mesh fencing, with sections of 4m high (RAL 9016) twin bar panelled white mesh fencing at the northern and southern ends of the pitch in proximity to the goals /basketball hoop locations, with double rebound mesh to the bottom 1.2m of fencing.

Consent is sought to operate between 08:00 to 22:00 hrs on Mondays to Sundays. It is also proposed to incorporate 4 fence mounted floodlight columns (6.0m high) with 4 (total) LED luminaires to enable use of the Play Zone within the hours sought.

The Play Zone has been designed to include 2 user entrance / exits, including 1 double gate entrance and 1 single gate. These gates are proposed to work on an electronic access system, which will provide access (and floodlighting) to users that have booked the use of the facility via a code.

The planning submission indicates that the area where the Play Zone is proposed to be developed is on is a grass playing field in poor condition, and that the Play Zone would provide better quality recreation / sporting provision on the area.

Consultations & Notification Responses

Local residents/local businesses- an email objecting to the proposal has been received. The concerns raised are related to exacerbation of existing noise generated by the school during term time and after school. They asked for confirmation of the hours proposed and raised further concerns in regard to evening and weekend use, when they currently have respite from noise.

The proposed lighting has also been raised, with concerns related to whether this would shine into their bedroom/living rooms, as they feel this would be a significant issue due to a pre-existing medical condition which they have.

Traffic and parking are also major concerns which have been expressed. They advise that the noise from the school traffic, the shortcuts taken by parents, the littered floors by the children, and the noise passing their house are already very loud. The drilling of any foundations is another concern. They reference impacts during the construction of the school.

Furthermore, they raise the loss of the green space and the appearance of the project.

Highway Services – 06.02.2025 The proposal is for the creation of a play zone facility for recreational sports within the Unity School site boundary.

TRIP GENERATION: Confirmation is sought on whether the community will use the play zone facility. If so, further information on the frequency of community use should be provided. It is requested that a trip generation assessment using TRICs is undertaken for the play zone facility.

PARKING AND ACCESS: Vehicular access to the Unity School is provided from an access point from Allesley Drive. It is noted that the school has 27no. existing car parking spaces including 3no. disabled parking space. Confirmation is required on whether the community will use the school car parking spaces. Further clarification is required on how the car parking spaces will be managed if the community are able to use the car parking spaces. Pedestrian access is provided directly from the school. A new public access route will also be provided to the facility from Allesley Drive. This arrangement is acceptable to Highways as doors open inwards away from the adopted highway.

CYCLE PARKING: In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made. Confirmation is required on whether there are any existing cycle parking facilities at the school. If so, will the community be able to access any of the school's cycle parking provision?

BOUNDARY TREATMENTS: New permeable mesh fencing 3.0m high and 4.0m high is to be provided around the perimeter of the play zone facility, which is acceptable from a Highways perspective.

REFUSE AND SERVICING: 2no. waste bins will be provided for the facility within the site boundary, which is acceptable to Highways. It is assumed that servicing of the refuse bins associated with the proposed play zone facility will tie into the Unity School servicing arrangement - Confirmation is required. Further information is also required on the maintenance of the play zone facility including frequency and vehicle type.

CONSTRUCTION MANAGEMENT: A Construction Management Plan (CMP) should be provided by the applicant prior to any construction work beginning and should be conditioned. The CMP should detail the following: o Phasing and quantification / classification of vehicular activity. o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment. o Consideration of ongoing construction works and contractor parking in the locality. o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Updated Highway Comments - 07/03/2025

TRIP GENERATION: Applicant has confirmed that the play zone facility will be made available for community use via an online booking system. Community usage is proposed for out of school hours and will include bookings from local sports clubs. It is noted that the play zone facility is designed for a maximum of 10 users, with 8-10 users at any given time. Highways have no highway safety or capacity concerns.

ACCESS AND PARKING: It is noted that the school has confirmed that access to the car park can be given during community use. However, Highways do have concerns regarding parking demand as school staff often tend to stay on-site beyond school hours. Additional information is

needed on how car parking will be managed between school staff and arriving users of the play zone facility.

CYCLE PARKING: A new cycle bay rack is to be provided and will be positioned adjacent to the play zone facility. The new cycle bay rack will accommodate 5no. cycle parking spaces, which is acceptable in principle from a Highways perspective. It is recommended that cycle use and provision is monitored with additional spaces when demand requires.

REFUSE AND SERVICING: Applicant has confirmed that servicing of the bins will tie into the exiting Unity School servicing arrangement. This is acceptable from a Highways perspective. It is noted that the school will carry out maintenance of the play zone facility once complete in accordance with the synthetic turf manufacturers recommended maintenance schedule. This acceptable in principle subject to appropriate management.

CMP: It is confirmed that a full CMP will be submitted by the applicant/contractor prior to any onsite works beginning.

Environmental Health - recommend conditions related to :

- limiting hours of operation to

Monday to Friday 08:00 to 19:00

Saturday 08:00 to 20:00

Sunday and Bank Hol 10:00 to 17:00 as they have some concerns with the hours proposed 08:00 to 22:00 Monday to Sunday due to the close proximity of residential accommodation and the potential for noise from the playzone and type of activities taking place (raised voices, sports equipment striking boundary fences and the hard surface etc) so suggest shorter hours as described above to reduce the potential impact during the later more noise sensitive hours applied.

- Floodlighting, as the information submitted only gives an overview of where the floodlights will be located, and an assessment to identify the predicted light levels from the floodlighting on the façade of surrounding residential and details to confirm how overspill will be controlled is needed.

- Outdoor pitch/sports activity – the submission of a Noise Management Plan (NMP) including an assessment of noise from all activities associated with the use to ensure that the development does not give rise to any significant adverse impacts on the occupants of nearby residential properties.

- Contaminated Land – they advise that they have reviewed the brief Soiltechnics Desk Top Study dated December 2023 and it isn't sufficient. It will need to include a conceptual site model to outline the potential risks, should include recommendations and scope for further ground investigation and also include site check historical records.

Further comments 13.03.2025

The Site Investigation doesn't include a formal conclusion or recommendations regarding ground conditions and it doesn't include a revised CSM which would be required following a site investigation. The site is on a former landfill site so it expected that measures would be recommended with regard to the storage of any potentially contaminated soil arisings prior to disposal and also any clean capping layer if any existing surface is to be removed to create the new play zone.

With regard to the hours, the revised Saturday and Sunday hours proposed are acceptable, but they still have concerns with 9pm during the week Monday to Friday bearing in mind the close proximity to residential properties. They advise that they cannot agree the hours during the week until a noise assessment has been submitted, and their preference would be for an earlier finish in the week.

Manchester Active – Advise they are fully supportive of the PlayZone proposal at Unity Primary School.

Manchester Active have been working with the Football Foundation and the local community since 2022 to understand the demand and needs for a Multi Use sports facility in the locality. There have been two stages of community and stakeholder engagement that has helped inform the preferred site for a PlayZone in the North of the City, the preferred sporting mix and the design.

They note the applicant has submitted Manchester Active's Sporting Benefits Statement in support of this proposal. In summary the Statement sets out:

- The need for the PlayZone.
- Preferred sports from the local community and the technical specification that is appropriate for those sports.
- Compliance with national, local planning policy and Sport England's Playing Fields Policy.
- Strategic Fit with Manchester's Strategic Sport Objectives.
- Sporting Benefits of the PlayZone in terms of increasing sport and physical activity amongst the local community.

In terms of compliance with national, local planning policy and Sport England's Playing Fields Policy, Manchester Active consider the proposal meets NPPF para 103(c), Core Strategy Policy EN10 and Sport England's Playing Fields Policy Exception E5. These policies require the sporting benefits of any alternative sports provision located on playing field to be of sufficient benefit to the development of sport as to outweigh the loss of playing field.

The proposal meets Manchester's strategic sports objectives by addressing issues and themes around increasing physical activity in:

- Making Manchester Fairer Plan
- Our Manchester Strategy
- Addressing deficiencies identified in Manchester's Playing Pitch and Outdoor Sport Strategy (2022) and updated 2023.
- Manchester's Sport and Physical Activity Strategy

The key sporting and community benefits of this PlayZone are:

- Aims and objectives for improving health and well-being, tackling inequalities, and increasing participation in sport and physical activity.
- Prioritisation of internal capital and revenue investment - targeting resources into places / communities with the greatest need.
- Development and coordination of sports development and physical activity programmes in response to local need, in communities with the greatest need.
- Long-term sustainable facilities - development of the most efficient management and maintenance of the PlayZone.
- Accessible outdoor sport facilities to support and encourage use of by disabled people and people with limited mobility.
- Safe, inclusive and welcoming community spaces for all priority groups.

Sport England- raises no objection to the planning application, subject to conditions, as it has been demonstrated that the proposal meets Exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

The proposal will result in a loss of natural turf playing field provision. The new Play Zone will enhance the sports offer by the inclusion of basketball and cricket in an area where there is an identified need as noted by the Play Zone consultation which broadly corresponds with the PPOSS data. The proposal is LED lit and provides a structured booking system and provides a replacement fence system to meet the requirements of the sports provided. The remaining area of natural turf playing field will have the capacity of marking out a 5v5 mini football pitch and other sports associated with Primary School use, such as rounders and athletics. As such and on balance, Sport England considers that the playing field loss would be outweighed by the benefits from the Play Zone in terms of facility improvements and sports development which will offer wider community use.

Condition Summary: • CEMP details • Accordance with Labosport information and SE technical standards

GMEU – Advice there appear to be no significant ecological issues associated with this development, and that 10% BNG can be achieved on the site and controlled by condition.

Wildlife Issues

There are no habitats on site or near to the development suitable for protected or priority species. Whilst floodlighting can theoretically negatively impact on bat roosting, foraging and commuting habitat, no moderate or high value habitats for bats is present within the zone of influence of the lighting. They are satisfied that no further information or measures are required.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). The development will result in the loss of a small area of low ecological value grassland to developed land. Mitigation through enhancement of adjacent low value grassland is proposed. They are satisfied that on-site mitigation is achievable either as proposed or via an alternative habitat enhancement or creation proposal within the current red edge or give the sites extent a modified red edge. I.e additional areas of embankment enhanced.

Whilst the current proposals include the enhancement of retained grassland from low value grassland to medium value grassland the number of biodiversity units involved is very low. Therefore, whilst technically the habitat created is of significant as defined by defra, it would in their opinion, be unreasonable to control via a legal agreement. The production of the HMMP should however be controlled via a condition. The statutory biodiversity gain condition will also apply requiring submission of a biodiversity gain plan, HMMP and final version of the statutory metric.

LLFA – recommend any approval is subject to a condition to require that *Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.*

United Utilities - have reviewed of the submitted drainage documents and advise they have not seen robust evidence that that the drainage hierarchy has been thoroughly investigated as there is a 225mm Surface Water sewer located within Allesley Drive. Additionally, they require a Site investigations report of location of the proposed pitch as they need to understand the full ground conditions as well as any groundwater. If groundwater is a concern, then they advise they will

require sectional views of the drainage of the pitch and this will need to be a closed system to prevent ground water from entering the sewerage network. Should planning permission be granted, they request a condition is attached to require that prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. They also set out detailed matters which would need to be satisfied in order to discharge the condition. A condition related to the ongoing management and maintenance of the approved scheme is also recommended.

Policy

Legislative and Policy Context

Places for Everyone

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Paragraph 1.43 states that the plan has adopted a 'brownfield preference' through its policies. Policy JP-S1 relating to sustainable development reflects this, stating that 'preference will be given to using previously developed land and vacant buildings to meet development needs'.

Paragraph 1.52 highlights that the Places for Everyone plan supports Greater Manchester's drive to be carbon neutral by 2038. To meet this carbon commitment, Policy JP-S2 encourages the delivery of nature-based solutions and biodiversity net gain.

Policy JP-S4: Flood Risk and the Water Environment supports an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by (amongst others) expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible and designing suitable sustainable drainage systems.

Policy JP-S6: Resource Efficiency supports measures to achieve promotion of overall reduction in level of waste produced include, using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.

Policy JP-P7 seek to protect and enhance a network of high quality and accessible sports and recreation facilities, supporting greater levels of activity for all ages, including by:

1. Creating a public realm that provides frequent opportunities for play and that all ages can enjoy together;
2. Where appropriate setting out more comprehensive and detailed recreational standards and standards for provision for designated play areas in district local plans, having regard to existing and future needs;
3. Requiring new development to provide new and/or improved existing facilities commensurate with the demand they would generate. The provision of sports facilities will be determined by individual local authorities through an evidence based approach;
4. Locating and designing recreation facilities in relation to housing so as to ensure that they are accessible but also minimise the potential for complaints due to disturbance to residential amenity from recreational activity;
5. Protecting and enhancing the public rights of way network, including to:
 - a. Provide safe and attractive routes to sports and recreation facilities;
 - b. Improve access to, and connections between different parts of, the green infrastructure network across Greater Manchester and beyond;

- c. Expand the network of strategic recreation routes offering longer distance opportunities for walking, cycling and horse-riding;
- d. Provide everyday options for green travel;
- 6. Encouraging the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up to date Local Authority Sports Needs Assessment, and made available for community use where possible
The facility will offer improved sport/recreation activity in both an educational setting as well as providing space for local community benefit.

Relevant Local Policies

The Development Plan consists of:

- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy was adopted in July 2012 and is the key document in the Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved and accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF). Section 38(6) of the 2004 Act requires planning applications to be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. The NPPF also refers to this requirement. The relevant policies within the Core Strategy are as follows:

Policy T2 'Accessible areas of opportunity and needs'. It is considered that the proposed development is in a sustainable location and is close to forms of public transport includes bus services within walking distance on Marlborough Road, and would not have a significant impact on the local highway network and encourage the use of other forms of transport.

Policy EN1 'Design principles and strategic character areas', states that all development in Manchester will be expected to follow the seven principles of urban design (character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity) and have regard to the strategic character area in which the development is located. The proposed development has addressed the principles set out in policy EN1.

Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon development' seeks to ensure that the use of building materials with low embodied carbon in new development and refurbishment schemes, and the use of low or zero carbon energy generating technologies. (Elements within policy EN4 have been superseded by Places for Everyone policy JP-S2).

Policy EN9 'Green Infrastructure' states that development should maintain green infrastructure in terms of its quantity, quality and function. Developers should enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.

This is a grassed site formerly used as part of a playing pitch, however the planning submission indicates that the grass playing field in poor condition, and that the Play Zone would provide better quality recreation / sporting provision on the area, comprising a formal sporting facility, which will provide a high quality floodlit synthetic surface, for football, cricket and basketball, allowing longer and better hours of use for the local community. This will the potential to result in boosting the physical and mental well-being of a wide range of people.

Policy EN10 'Safeguarding Open Space, Sport and Recreation Facilities' outlines that the Council will seek to retain and improve existing open spaces, sport and recreation facilities. Proposals on existing open spaces and sport and recreation facilities will only be permitted where equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or the site has been demonstrated to be surplus for its current open space, sport or recreation function or the development will be ancillary to the open space, sport or recreation facility and complement the use or character. The site falls within the City Council's Open Spaces Audit of 2009 and is referenced as an Open Sports Field. The issue of the loss of the former pitch is covered in the report below.

Policy EN 12 'Area priorities for Open Space, Sport and Recreation' states that the priorities for open space, sport and recreation in the City set out in Manchester's Strategic Open Space, Sport and Recreation Study.

Policy EN15 'Biodiversity and Geological Conservation' states the Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City, with particular consideration to sites of biodiversity value including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs). Policy EN15 requires developers to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on site or adjacent to the site contributing to linkages between valuable or potentially valuable habitat areas where appropriate. Measures to respond to biodiversity are considered in detail elsewhere in this report.

Policy EN18 'Contaminated Land' states that the Council will prioritise remediation of contaminated land. The applicant has provided details relating to ground conditions and further investigative work would be needed to confirm the findings of the provisional details and determine the levels of mitigation required. This matter is considered in detail elsewhere in this report.

EN19 'Waste' states proposals must be consistent with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal).

Policy DM1 'Development Management' all development should have regard the following specific issues:

- Appropriate siting, layout, scale, form, massing, materials and detail;
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as proposals which would be sensitive to existing environmental conditions, such as noise;
- Community safety and crime prevention;
 - Design for health;
- Adequacy of internal accommodation and external amenity space;
- Refuse storage and collection;
- Vehicular access and car parking;
- Effect on biodiversity, archaeological or built heritage;
- Green infrastructure;
- Flood risk and drainage.

These matters have all been considered and assessed as part of the detailed analysis of the application. As set out within the issues section of this report below, the application is considered to accord with these policies.

Saved UDP Policies

Saved UDP Policy DC26 advises that the Council intends to use the development management process to reduce the impact on people working and living in the city and will consider the effect of new development proposals that are likely to be generators of noise. Conditions will be used to control the impacts of developments.

The National Planning Policy Framework (December 2024)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 9: Promoting sustainable transport - States that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.
- iii. Chapter 12: Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- iv. Chapter 15 'Conserving and Enhancing the natural environment' states that planning decisions should contribute to and enhance the natural and local environment by protecting valued landscapes, sites of biodiversity, minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability and remediating contaminated land (paragraph 193).

Planning Practice Guidance (PPG)

The relevant sections of the PPG are as follows:

Noise

This section states that Local Planning Authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Health and Well Being

This section states opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation); Travel Plans, Transport Assessments in Decision Taking This section states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

Issues

Principle of Development

The site is located within the curtilage of a primary school is currently used on an informal basis as play space. The proposal comprises a sand dressed synthetic turf surface, marked out for football, basketball, netball and cricket (20m x 30m area), with associated equipment (goal posts, basketball hoops, benches, waste bins etc), perimeter fencing and a hard surfaced spectator area (2m x30m), along the western side of the sports facility. The proposed Play Zone to be developed is on part of a grass playing field in poor condition. The Play Zone would provide better quality recreation / sporting provision on this area.

All relevant issues are fully considered within the following report including the impacts on sport and recreation.

Redevelopment and reuse of a former playing pitch

The application site lies within the Unity Community school site and has not been in full active use as a grassed pitch for a number of years.

Paragraph 104 of the National Planning Policy Framework (NPPF) is the most up to date policy for assessing the loss of open space and outdoor recreation stating that: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) An assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements; or b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy EN 10 of Manchester's Core Strategy states: The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area - provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- improve access to open space for disabled people. Proposals on existing open spaces and sport and recreation facilities will only be permitted where:
 - Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or
 - The site has been demonstrated to be surplus for its current open space, sport or recreation function and the City wide standards set out above are maintained, and:

- it could not fulfil other unsatisfied open space, sport or recreation needs, and
- a proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or
- The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

The existing pitch forms part of an educational facility, and it is recognised that playing fields/sports facilities are important, and a key consideration is the mitigation being afforded by the re-provision of a sports facility. It is also noted that Sport England raises no objection to the planning application (subject to conditions), as in their view it has been demonstrated that the proposal meets Exception 5 of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

The proposal will result in a loss of natural turf playing field provision, but the proposed Play Zone would enable the provision of an enhanced sports offer by the inclusion of basketball and cricket in an area where there is an identified need as noted by the Play Zone consultation, which broadly corresponds with the Playing Pitch and Outdoor Sport Strategy data.

It is also noted that the remaining area of natural turf playing field would have the capacity of marking out a 5v5 mini football pitch and other sports associated with Primary School use.

The 2021 Playing Pitch and Outdoor Sport Strategy (PPOSS) and 2023 Annual Monitoring Report shows a deficiency of MUGA's to support Basketball, recreational football, netball and recreational cricket across the City. The deficiency is more prevalent in the North of the City where there is the highest rate of physical inactivity and participation in sport, but also the greatest unmet demand. This location of this Play zone, and activities it will provide will help address some of that unmet demand and also create opportunities to make more people physical active.

On this basis it is considered that the loss of the playing field would be outweighed by the benefit of the proposed sports facility.

Ground Conditions

Policy EN18 of the Core Strategy requires that consideration should be given to potential sources of ground contamination and the effect on new developments. A Desk Top Study/Site Review is submitted in support of the planning application. The local area in the past comprised a clay pit associated with a brick works to the southwest of the wider site, which was subsequently infilled. The location of the proposed Play Zone area would be over the western cutting slopes of the pit

A Phase 1 desk study report produced for the Unity Community Primary School in August 2015, provided historical ground investigation data for the application site. Borehole data indicated at least 6-10m of Made Ground, and testing of soils indicated the presence of Chrysotile asbestos fibre bundles and free fibres on site.

Furthermore, Environment Agency landfill mapping data indicates the proposed development lies within a historic landfill site, associated with the historic clay pit. The landfill is noted to have comprised commercial and household waste. Based on the above and anticipated ground conditions on site, whilst there is a risk from ground gases on site, the report considers the risk of impact to the Play Zone development (outdoor pitch and floodlights) to be low.

In relation to coal mining mapping data shows the site lies within a coal mining reporting area, but outside of a development high risk area. On this basis, the author's of the study considers the risk of land instability associated with coal mining legacy to be low. The review of a coal

authority report contained in the Phase 1 report referenced above indicates no shallow mining risk, or presence of mine shafts and open cast sites in close proximity.

It is noted that the Ground Investigation Report does not include a formal conclusion, doesn't include a revised Conceptual Site Model, and includes recommendations for further works. Furthermore, due to the proximity of the site to a former landfill site, it is expected that measures would be recommended with regard to the storage of any potentially contaminated soil arisings, prior to disposal and also incorporation if a clean capping layer if any existing surface is to be removed to create the new play zone.

An appropriately worded condition therefore recommended in regard to ground conditions at the site, together with a requirement for the submission of final verification assessments in order to comply with policy EN18 of the Manchester Core Strategy (2012).

Residential Amenity

The site is relatively well contained and separated from the surrounding residential properties by the existing road network (with the exception of the grass pitch and the properties to the north). This and the soft landscaped mound within the western area of the Unity Community school site provides a gap of 24 metres between the Play Zone and the closest properties along Allesley Drive and 60.35 metres to the properties along Barrow Hill Road.

Given the distances detailed above, it is not considered that there will be any impact from overlooking from the proposed development. Matters in connection with noise are considered elsewhere in this report.

Noise

The application site is located within a predominately residential area. The existing building has an established use as a primary school and therefore there will be an existing level of comings and goings associated with this, as well as the community uses of the school facilities outside school hours.

Additional disturbance would be generated by any site remediation, and construction work associated with the proposed Play Zone. It is not, however, considered that the levels of noise would be to such an extent to cause unacceptable harm, and that conditions set out in the report would enable those aspects likely to give rise to residential disamenity, to be effectively managed for the temporary period of for example, the construction works.

Concerns were raised with the planning agent in respect of the hours of operation being sought which are 08:00 to 22:00 Monday to Sunday. Following the hours of use suggested by Environmental Health officers to safeguard amenity (Monday to Friday 08:00 to 19:00; Saturday 08:00 to 20:00; Sunday and Bank Hol 10:00 to 17:00), the planning agent further advised that the minimum hours that would be acceptable for the facility from an operational perspective would be:

- Mon-Fri: 8am – 9pm
- Saturday: 8am – 8pm
- Sunday: 9am – 5pm

The planning agent further advised that it was their client's intention to commission a noise impact assessment in order to demonstrate that the 9pm finish on Mondays to Fridays would not give rise to significant impacts to residential amenity to neighbouring dwellings.

It is therefore proposed to attach a condition to require that the hours of operation are to be submitted and agreed before the use commences. This will enable a noise impact assessment to be undertaken and inform the hours of use, particularly where the hours of use sought by the applicant differ from those recommended by Environmental Heath officers.

In addition, as the hours of use for the Play Zone have not yet been finalised, a further condition is recommended relating to the submission of a Noise Management Plan (NMP) which would include an assessment of noise from all activities to safeguard the occupants of nearby residential properties.

Highway Related Matters and Car Parking

Policy T1 and T2 of the Core Strategy seeks to encourage modal shifts away from the car and locate new development that is accessible by walking, cycling and public transport. Policy DM1 goes on to state that traffic generation and road safety must be considered as part of new developments.

Following the issues raised by Highway officers, it has been clarified that the Play Zone facility would be made available for community use via an online booking system, and that the community usage is proposed for out of school hours and would include bookings from local sports clubs. Furthermore, the size of the Play Zone is geared to small, sided sporting facilities as opposed to full size pitches, with the intended users being 8-10 at any given time. As stated above, the Play Zone is designed for a maximum of 10 users, it is also designed for local users who it is expected will not all use cars to get to the facility. The facilities are designed based on local community consultation, which indicated that active travel is the preferred method of transport, and the aim is to encourage users to travel on foot / or bicycle.

It is also noted that the proposed development would not involve the loss of existing parking spaces at the school site. Whilst concerns expressed by Highways in relation to school staff staying on site after school hours and how car parking will be managed between school staff and arriving users of the play zone facility, this is a small sized MUGA facility which has been designed to meet the needs of the local community.

The school have advised that the school car park is full daily and empties between 4 - 6pm. Furthermore, based on initial community and facility consultation, the school do not foresee that use of the main car park would be needed for the PlayZone facility

Having regard to the size of the facility , the usage by the local community , that on-street parking is available the local area and additional cycle storage provision is proposed , it is not considered that proposal would lead to significant parking issues to warrant the refusal of permission.

On this basis the proposal is not expected to give rise any significant impacts to highway safety.

A 5 bay cycle rack is proposed as part of the development, which will assist is encouraging users to travel on foot / or bicycle. The cycle rack would be sited adjacent to the Play Zone. It is recommended that this aspect of the scheme is conditioned.

In relation to refuse storage and servicing, information in the submitted Planning Support Addendum document indicates that the servicing of the proposed bins would be linked to the existing Unity School servicing agreement, and that the school would carry out maintenance in accordance with the synthetic turf manufacturers recommended Maintenance Schedule once installation is complete. This will involve regular brushing and cleaning of the artificial turf.

Boundary treatment

It is proposed to install a new fencing system that enables the PlayZone to be accessed directly from the school as well as a public access route from Allesley Drive.

The boundary treatment to the Play Zone would be 3m high (RAL 6005) dark green twin bar panelled mesh fencing, with sections of 4m high (RAL 9016) twin bar panelled white mesh fencing at the northern and southern ends of the pitch in proximity to the goals /basketball hoop locations, with double rebound mesh to the bottom 1.2m of fencing.

This approach is considered to be acceptable, and it is recommended that the scheme is conditioned accordingly.

The Play Zone has been designed to include 2 user entrance / exits, including 1 double gate entrance and 1 single gate. These gates are proposed to work on an electronic access system, which would provide access to users that have booked the use of the facility via a code. The proposal includes new fencing to enable the Play Zone area to be secured from the school grounds, to ensure safeguarding for the school during out of school hours community use. This would be achieved by a new single gated access route from Allesley Drive and a double gated access point from the school's hardstanding playground.

External lighting

External lighting is proposed to enable use in winter, during evenings.

The Play Zone has been designed to include 6.0m high fence fixed LED Floodlighting System, consisting of 1 fence fixed luminaire in each corner of the Play Zone (4 luminaires in total).

The submitted information states the floodlighting has been designed as per the Football, Basketball and Cricket lighting requirements for a Play Zone, and that the proposed floodlighting system would have the following switching features: -

- The lighting will come on when the facility is in use after dusk.
- The lighting will have an automatic cut off switch at 10pm every night.

The lighting has been designed to meet the following performance requirements: Average Lux = 200Lux Uniformity = 0.65

In view of the comments received from Environmental Health officers in regard to the need for an assessment to identify the predicted light levels from the floodlighting on the façade of surrounding residential properties, and details to confirm how overspill will be controlled, it is recommended that an appropriately worded condition is attached to any approval.

Trees

The row of trees to the back of pavement on Allesley Drive would be retained. It is recommended that an appropriately worded condition is attached to any approval to ensure their protection during construction

Ecology

The submitted information indicates that no notable or Habitats of Principal Importance are located within the site. The most notable features located adjacent to the site comprise of scattered boundary trees. Whilst these are not mature, they have ecological value and potential to support wildlife including nesting birds and foraging/commuting bats. The amenity grassland also provides some foraging opportunities for small terrestrial mammals. Whilst the proposed development has the potential to adversely impact ecological features, it also presents opportunities to deliver new or enhanced habitats and benefits to biodiversity.

Biodiversity Net Gain

A Biodiversity Metric Assessment associated with the proposed development at Unity Primary School has been completed. An on-site baseline of 0.24 habitat units is shown within the metric and it is calculated that the development will result in an 11.58% habitat unit gain. The increase in biodiversity will be achieved by creating an area of more species rich grassland in good condition to the west of the Play Zone. This will have at least 9 species per m² and be managed to maintain species diversity by being cut once in late summer/autumn and allowing long growth through the spring and summer.

Comments made by GMEU have been noted and an HMMP condition is recommended to be attached to any approval.

Construction Management

It is recommended that a construction management plan is agreed prior to the commencement of the development to ensure there is no detrimental impacts on the residential amenity on surrounding occupiers. Notwithstanding this it is considered that the activities of the construction can adequately contained within the site.

Community and Socio-economic Impacts

The pitch will retain a community use element to enable residents in the local community access to recreational and sports facilities. A Community access agreement already in place with school, and therefore a conditioned approach regarding this matter has not been sought.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about noise and hour of operation. These matters have been resolved and the appropriate conditions have been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

Biodiversity Statement and Metric Assessment ref: RT-MME-181392-01 December 2024

Play Zones Technical Design Guidance August 2022

Planning support addendum document ref: LSUK.24-0479_PSA

Preliminary Ecological Appraisal ref: RT-MME-181392-01

Design and Access with Planning Statement ref: LSUK.24-0479-DAS version 2

Desk Top Study: Site Review dated December 2023

Sporting Benefits Supporting Statement dated December 2024.

Proposed Floodlighting – Pitch levels page 1 plan ref: HLS9177 rev.1

Proposed Floodlighting Obtrusive light page 2 plan ref: HLS9177 rev.1

Surface water strategy R - 00226 – 001 – SDS – 0 December 2024

Site Plan ref: 24-0479 02P

Location plan ref: 24-0479 01P

Development layout plan ref: LSUK.24-0479-03P

Elevations plan ref: LSUK.24-0479-04

Received 17th January 2025

Planning support addendum document ref: LSUK.24-0479_PSA; and Development layout plan ref: LSUK.24-0479-03P received 20th February 2025

Ground Investigation Report ref: STV6309-R01 Rev A dated March 2024 received 3rd March 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic;
- o Details of the location and arrangements for contractor parking;
- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.
 - o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan for that phase.

Reason - To safeguard the amenities of nearby residents and highway safety. pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4. No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details for that phase, that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).

5. a) Notwithstanding the contents of the Ground Investigation Report ref: STV6309-R01 Rev A dated March 2024 received 3rd March 2025, before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy (2012).

6. No development shall commence until full details of:

a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the City Council as Local Planning Authority.

The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Reason - To protect the playing field from damage, loss or availability of use, pursuant to Policy EN10 of the Manchester Core Strategy (2012).

7. The Play Zone shall be provided in accordance with the details as set out in the Design and Access Statement by Labosport LSUK.24-0479_DAS version 2.0 dated 08/01/2025.

Reason - To provide facilities appropriate for their sporting use, pursuant to Policy EN10 of the Manchester Core Strategy (2012)

8. a) The cycle storage arrangements shall be located as shown on plan ref: LSUK.24-0479-03P_Development Layout_V2 .

b) Finalised detailed designs of the cycle storage for the development shall be submitted to and approved in writing by the City Council as local planning authority.

The cycle storage arrangements shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the Play Zone being brought into use and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

9. Notwithstanding the hours of operation referenced in documentation specified in condition no.2, prior to the use of the Play Zone hereby approved, hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Play Zone shall then be used in accordance with the approved hours.

Reason - To safeguard the amenities of the occupiers of nearby accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester (2012).

10. Prior to commencement of any sporting activities on external pitches a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

11. a) Notwithstanding lighting referenced in documentation specified in condition no.2, prior to the Play Zone, details of all external lighting (including detailed designs and extent of associated light spill), shall be submitted to, and approved in writing by, the City Council as local planning authority. The development of the Play Zone shall be implemented in accordance with the approved details.

b) Prior to Play Zone being brought into use a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post

completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

12. The boundary treatment shall be implemented in accordance with the details shown on Development layout plan ref: LSUK.24-0479-03P and Elevations plan ref: LSUK.24-0479-04, and in the Design and Access with Planning Statement ref: LSUK.24-0479-DAS version 2, and be retained thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

13. In this condition ""retained tree"" means an existing tree located between the back of pavement on Allesley Drive and the grassed mound (in a north – south location parallel to Allesley Drive), and to the northern boundary of Unity Community Primary school , which are shown on the Phase 1 Habitat plan in the Preliminary Ecological Appraisal ref: RT-MME-181392-01 specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

14. Prior to the first use of the development, a 30 year Habitat Management and Monitoring Plan of the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Informatives

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
MCR Active
Greater Manchester Police
Greater Manchester Ecology Unit
Sport England

42 Barrow Hill Road, Manchester, M8 8DB
3 Allesley Drive, Manchester, M7 4YE
Scout Hut, Allesley Drive, Manchester, M7 4YE
38 Barrow Hill Road, Manchester, M8 8DB
11 Orlanda Drive, Manchester, M7 4YH
5 Orlanda Drive, Manchester, M7 4YH
40 Allesley Drive, Manchester, M7 4YE
34 Allesley Drive, Manchester, M7 4YE
28 Allesley Drive, Manchester, M7 4YE
24 Allesley Drive, Manchester, M7 4YE
18 Allesley Drive, Manchester, M7 4YE
12 Allesley Drive, Manchester, M7 4YE
6 Allesley Drive, Manchester, M7 4YE
4 Bromshill Drive, Manchester, M7 4YT
52 Barrow Hill Road, Manchester, M8 8DB
54A Barrow Hill Road, Manchester, M8 8DB
5 Allesley Drive, Manchester, M7 4YE
75 Barrow Hill Road, Manchester, M8 8DB
73 Barrow Hill Road, Manchester, M8 8DB
71 Barrow Hill Road, Manchester, M8 8DB
69 Barrow Hill Road, Manchester, M8 8DB
67 Barrow Hill Road, Manchester, M8 8DB
65 Barrow Hill Road, Manchester, M8 8DB
68 Venture Scout Way, Manchester, M8 8SY

64 Venture Scout Way, Manchester, M8 8SY
62 Venture Scout Way, Manchester, M8 8SY
64 Barrow Hill Road, Manchester, M8 8DB
62 Barrow Hill Road, Manchester, M8 8DB
12 Unity Drive, Manchester, M7 4YJ
10 Unity Drive, Manchester, M7 4YJ
9 Unity Drive, Manchester, M7 4YJ
7 Unity Drive, Manchester, M7 4YJ
9 Orlanda Drive, Manchester, M7 4YH
7 Orlanda Drive, Manchester, M7 4YH
3 Orlanda Drive, Manchester, M7 4YH
1 Orlanda Drive, Manchester, M7 4YH
3 Brakenhurst Drive, Manchester, M7 4YG
1 Brakenhurst Drive, Manchester, M7 4YG
42 Allesley Drive, Manchester, M7 4YE
38 Allesley Drive, Manchester, M7 4YE
60 Barrow Hill Road, Manchester, M8 8DB
56 Barrow Hill Road, Manchester, M8 8DB
48 Barrow Hill Road, Manchester, M8 8DB
46 Barrow Hill Road, Manchester, M8 8DB
44 Barrow Hill Road, Manchester, M8 8DB
36 Barrow Hill Road, Manchester, M8 8DB
34 Barrow Hill Road, Manchester, M8 8DB
32 Barrow Hill Road, Manchester, M8 8DB
26 Barrow Hill Road, Manchester, M8 8DB
41 Venture Scout Way, Manchester, M8 8SY
1 Venture Scout Way, Manchester, M8 8SY
36 Allesley Drive, Manchester, M7 4YE
32 Allesley Drive, Manchester, M7 4YE
30 Allesley Drive, Manchester, M7 4YE
26 Allesley Drive, Manchester, M7 4YE
22 Allesley Drive, Manchester, M7 4YE
20 Allesley Drive, Manchester, M7 4YE
16 Allesley Drive, Manchester, M7 4YE
14 Allesley Drive, Manchester, M7 4YE
10 Allesley Drive, Manchester, M7 4YE
8 Allesley Drive, Manchester, M7 4YE
4 Allesley Drive, Manchester, M7 4YE
2 Allesley Drive, Manchester, M7 4YE
66 Venture Scout Way, Manchester, M8 8SY
60 Venture Scout Way, Manchester, M8 8SY
54 Barrow Hill Road, Manchester, M8 8DB
58 Venture Scout Way, Manchester, M8 8SY
28 Barrow Hill Road, Manchester, M8 8DB
2 Bromshill Drive, Manchester, M7 4YT
58 Barrow Hill Road, Manchester, M8 8DB
50 Barrow Hill Road, Manchester, M8 8DB
40 Barrow Hill Road, Manchester, M8 8DB
30 Barrow Hill Road, Manchester, M8 8DB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: NORTH AREA